

ZONING CHANGE REVIEW SHEET

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CASE NUMBER: C14H-2010-0002

HLC DATE:

February 22, 2010

PC DATE:

April 13, 2010

APPLICANTS: Gerald Torres and Frances Nash, owners

HISTORIC NAME: Culberson House

WATERSHED: Johnson Creek

ADDRESS OF PROPOSED ZONING CHANGE: 2504 Bridle Path

ZONING FROM: SF-3 to SF-3-H

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change from single family residence (SF-3) district to single family residence – Historic Landmark (SF-3-H) combining district zoning.

HISTORIC LANDMARK COMMISSION ACTION: Recommended the proposed zoning change from single family residence (SF-3) district to single family residence – Historic Landmark (SF-3-H) combining district zoning. Vote: 7-0.

PLANNING COMMISSION ACTION:

DEPARTMENT COMMENTS: The house is beyond the bounds of the Comprehensive Cultural Resources Survey (1984).

CITY COUNCIL DATE:

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: West Austin Neighborhood Association

BASIS FOR RECOMMENDATION:

Architecture:

Two-story rectangular-plan side-gabled frame Southern Colonial Revival-styled house with a full-width, full-height independent porch on fluted columns with modified Ionic capitals; the symmetrical façade consists of a central entry with leaded glass sidelights and a fanlight, and single 9:9 windows on the ground floor with 6:6 windows above. There is a one-story rectangular-plan side-gabled frame addition to the left of the principal block and an addition to the right and rear of the principal block.

Historical Associations:

Olin and Mary Lou Culberson purchased this property in 1940 after moving from a house in Aldridge Place. Olin Culberson was born in Coryell County, Texas in 1886, the son of teachers, W.A. and Martha Culberson. The family moved to Hillsboro, where

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his parents opened a school; the 1900 U.S. Census shows the family in Hillsboro, where both W.A. and Martha Culberson were listed as teachers, and Olin is listed as 13 years old, the second son of the family (he had an older brother Leon, who was then 17). The family also had a housekeeper living with them in Hillsboro, Lulu Goodman, and Lulu's three young daughters, Lillian, Ethel, and Hester. Olin began working in the Hillsboro railroad yards by 1905. He became the deputy clerk of Hill County in 1911, and the Hill County Clerk in 1920. The 1910 U.S. Census shows Olin living with his parents in Hillsboro; his parents were both listed as teachers in a private school; Olin was listed as the city secretary. He married Mary Lou Rachelle of Hubbard, Texas in 1912, and continued to live in Hillsboro. The 1920 U.S. Census shows Olin and Mary Lou Culberson living with his father in the family home in Hillsboro; Olin's mother had passed away. W.A. Culberson had no occupation listed; Olin is listed as a book-keeper, and Mary Lou is listed as a clerk in the county offices. Olin Culberson became the Hill County Judge, and served for two terms, then opened a dry goods store in Edna, Texas, where he maintained a business interest until 1955. The 1930 U.S. Census shows Olin and Mary Lou living in Edna, where he is listed as a dry goods merchant, and she is listed as a public school teacher. He went to work for the Texas Railroad Commission in 1932, becoming the chief examiner and later the head of the Gas Utilities Division. He conducted numerous rate investigations, and in doing so, antagonized certain powerful natural gas interests, which led to his employment termination in 1939. In 1940, he ran successfully for a position as railroad commissioner, and began serving in 1941, the same year that he and Mary Lou moved into this house. Culberson was known as the champion of the independent oil producers, and led several campaigns for the conservation of natural gas and to attract more industry to Texas. He led the fight against gas flaring from oil wells, resulting in the conservation of natural gas. He also fought the exportation of natural gas from Texas wells, believing that industries would be attracted to wellhead areas in Texas rather than locating along pipelines and enjoying the benefits of Texas natural gas from distant locations. He was a long-time supporter and secretary of volunteer firemen's and fire marshal's associations – they held a mass rally in Hillsboro in support of his candidacy for Railroad Commissioner. He served as Railroad Commissioner until his death in 1961. His wife, Mary Lou, was a very active clubwoman, member of several historical associations, and noted antiques collector. She passed away in Austin in 1972. After Mary Lou's death in 1972, their daughter, Mrs. Ima Wittman, sold the house to James and Beverly Hood. James Hood was an orthopedic surgeon. They lived here until 1986, when they sold it to Byron Cox, an attorney, and his wife Susannah. The current owners, Gerald Torres and Frances Nash, purchased the house in 1996. Gerald Torres is a prominent professor of Law at the University of Texas and a noted authority on environmental and natural resources law.

PARCEL NO.: 01140506300000

LEGAL DESCRIPTION: The West 100 feet of Lot 7, Block 15, Westfield "A".

ESTIMATED ANNUAL TAX ABATEMENT: \$14,336 (owner-occupied); city portion: \$2,412 (capped).

APPRAISED VALUE: \$1,146,085

PRESENT USE: Single family residence.

CONDITION: Excellent.

PRESENT OWNERS: Gerald Torres and Frances Nash

DATE BUILT: ca. 1941

ALTERATIONS/ADDITIONS: The attached garage was converted to servants' quarters in 1951, and a carport constructed the same year. There do not appear to be any other alterations or additions to the house.

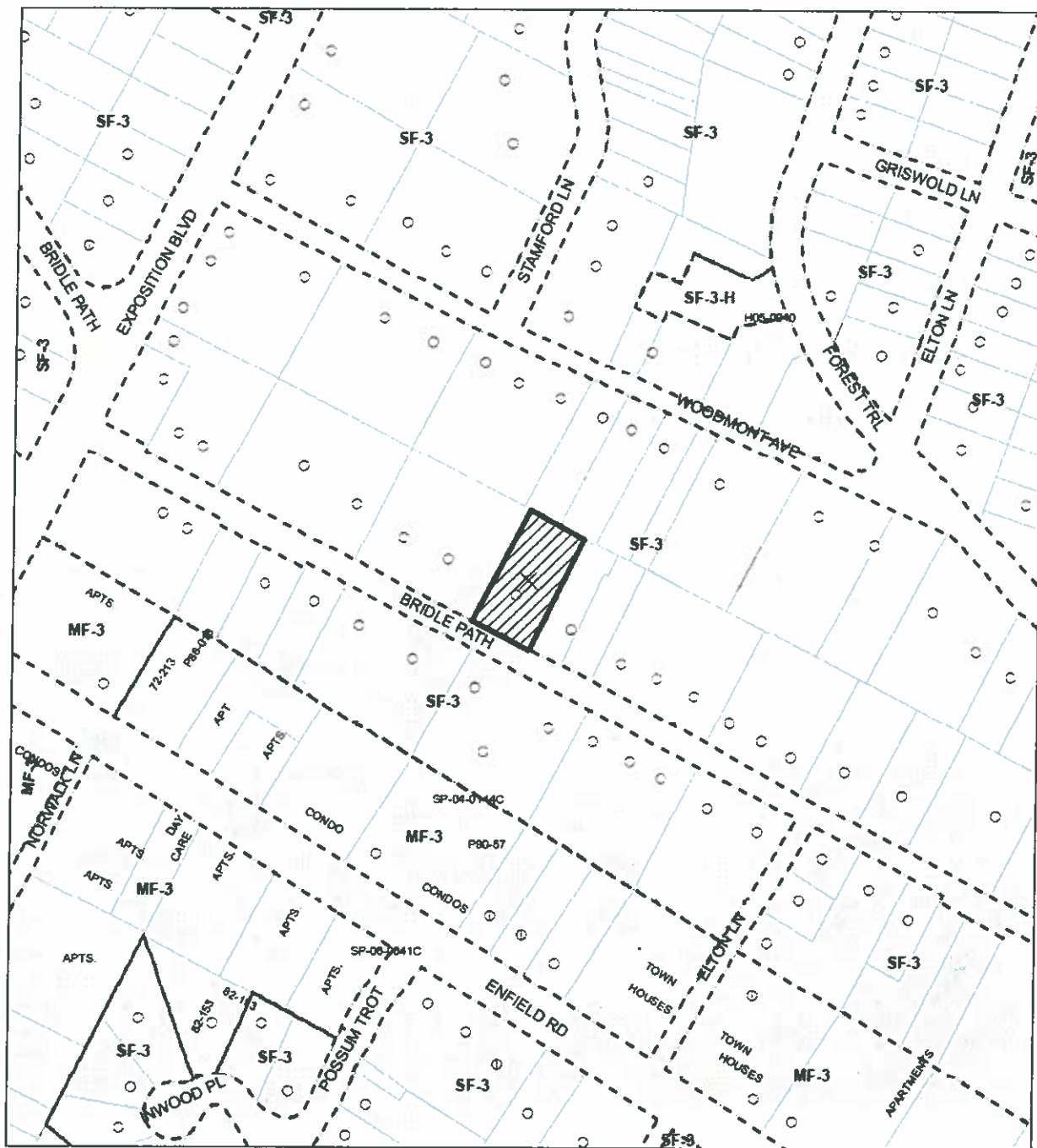
ORIGINAL OWNER(S): Olin and Mary Lou Culberson (1941)

OTHER HISTORICAL DESIGNATIONS: None.






LOCATION MAP

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1" = 200'

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

OPERATOR: S. MEEKS

HISTORIC ZONING
 ZONING CASE#: C14H-2010-0002
 ADDRESS: 2504 BRIDLE PATH
 SUBJECT AREA: 0.000 ACRES
 GRID: H24
 MANAGER: S. SADOWSKY



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